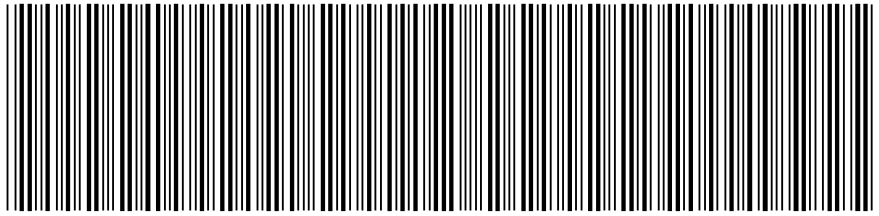


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


**2006102501423001001E8977**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 4**
**Document ID: 2006102501423001**
**Document Date: 09-26-2006**
**Preparation Date: 10-25-2006**
**Document Type: DEED**
**Document Page Count: 2**
**PRESENTER:**

EXPEDIENT TITLE, INC. ( X8238 )  
75 HOLLY HILL LANE  
GREENWICH, CT 06830  
203-629-8850  
ROB@EXPEDIENT-TITLE.COM

**RETURN TO:**

COUNTRYWIDE HOME LOANS, INC.  
MS SV-79 DOCUMENT PROCESSING  
P.O. BOX 10423  
VAN NUYS, CA 91410-0423

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	12779	29	Entire Lot	119-12 220 STREET
<b>Property Type: DWELLING ONLY - 1 FAMILY</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**
**GRANTOR/SELLER:**

FREDDY ELMINE  
119-12 220TH STREET  
CAMBIA HEIGHTS, NY 11411

☒ Additional Parties Listed on Continuation Page

**GRANTEE/BUYER:**

FREDDY ELMINE  
119-12 220TH STREET  
CAMBIA HEIGHTS, NY 11411

**FEES AND TAXES**
**Mortgage**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL: \$ 0.00**

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 75.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 11-20-2006 15:44

City Register File No.(CRFN):

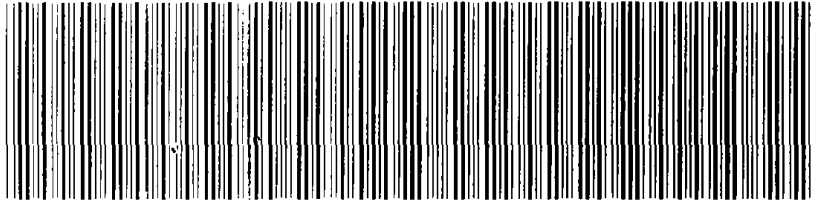
**2006000644405**



*Annette McHill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2006102501423001001C8BF7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 4

Document ID: 2006102501423001

Document Date: 09-16-2006

Preparation Date: 10-25-2006

Document Type: DEED

**PARTIES**

**GRANTEE/BUYER**

MARIE BAPTISTE-ELMENT  
119-12 220TH STREET  
CAMBIA HEIGHTS, NY 11411

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

**THIS INDENTURE**, made the 26<sup>th</sup> day of September, 2006

**BETWEEN**

**FREDDY ELMINE**, residing at 119-12 220<sup>TH</sup> Street, Cambria Heights, NY 11411

party of the first part, and

**FREDDY ELMINE and MARIE BAPTISTE-ELMINE, husband and wife**, both residing at 119-12 220<sup>TH</sup> Street, Cambria Heights, NY 11411

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, known and designated as lots numbered 27 and 26 in Block 11 on a certain map entitled "Cambria Heights, Fourth Ward, Borough of Queens, City of New York, surveyed April, 1924, by William L. Savacool, C.E." and filed in the Office of the Clerk, now Register, of the County of Queens, July 11, 1924 as map number 4513, which said lots are more particularly bounded and described as follows:

Beginning at a point on the Westerly side of 220th Street, distant 100 feet Southerly from the corner formed by the intersection of the Southerly side of 119th Avenue with the Westerly side of 220th Street;

RUNNING THENCE Westerly and parallel with the Southerly side of 119th Avenue 100 feet;

Thence Southerly and parallel with the Westerly side of 220th Street, 40 feet;

Thence Easterly and again parallel with the said Southerly side of 119th Avenue, 100 feet to the Westerly side of 220th Street;

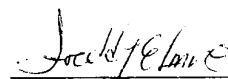
Thence Northerly along said Westerly side of 220th Street, 40 feet to the point or place of Beginning.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
FREDDY ELMINE

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**State of New York, County of Queens

ss:

State of New York, County of

ss:

On the 26 day of September in the year 2004  
before me, the undersigned, personally appeared  
**FREDDY ELMINE**personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appearedpersonally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

**PATRICK J. SPENCER**  
Notary Public, State Of New York  
No. 018P0063901  
Qualified in Nassau County  
Commission Expires June 8, 2007**SEAL****TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and  
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,  
executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) \_\_\_\_\_ in \_\_\_\_\_

(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**QUITCLAIM DEED**Title No. X8238**FREDDY ELMINE**  
TO  
**FREDDY ELMINE and MARIE BAPTISTE-ELMINE**SECTION 54  
BLOCK 12779  
LOT 29  
COUNTY OR TOWN QUEENS  
STREET ADDRESS 119-12 220<sup>TH</sup> STREETRecorded at Request of  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

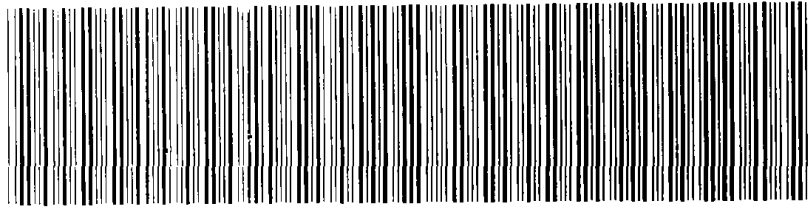
STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**EXPEDIENT TITLE**  
Incorporated**EXPEDIENT TITLE**  
75 HOLLY HILL LANE  
GREENWICH CT. 06603  
TEL 203-629-8850  
FAX 203-629-8857

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2006102501423001001S47F6

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2006102501423001

Document Date: 09-16-2006

Preparation Date: 10-25-2006

Document type: DLE

ASSOCIATED TAX FORM ID: 2006102500366

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

1

1

FOR CITY USE ONLY		 <b>REAL PROPERTY TRANSFER REPORT</b> STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES <b>RP - 5217NYC</b> (Rev 11/2002)	
C1. County Code	C2. Date Deed Recorded	C3. Book OR	C4. Page
C5. CRFN			

<b>PROPERTY INFORMATION</b>	
1. Property Location: 119-12 220 STREET QUEENS 11411 2. Buyer Name: FREDDY MARIT 3. Tax Billing Address: (Indicate where future Tax Bills are to be sent if other than buyer's address (at bottom of form)) 4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel 5. Deed Property Size: 100 DEPT OR ACRES 8. Seller Name: FREDDY	4A. Planning Board Approval - N/A for NYC 4B. Agricultural District Notice - N/A for NYC Check the boxes below as they apply: 6. Ownership Type is Condominium 7. New Construction on Vacant Land
9. Check the box below which most accurately describes the use of the property at the time of sale: A <input checked="" type="checkbox"/> One Family Residential B <input type="checkbox"/> Two or More Family Residential C <input type="checkbox"/> Residential Vacant Land D <input type="checkbox"/> Non-Residential Vacant Land E <input type="checkbox"/> Commercial Apartment F <input type="checkbox"/> Entertainment / Amusement G <input type="checkbox"/> Community Service H <input type="checkbox"/> Industrial Public Service	

<b>SALE INFORMATION</b>	
10. Sale Contract Date: 9/26/2006 11. Date of Sale / Transfer: 9/26/2006 12. Full Sale Price: \$ (0) 13. Indicate the value of personal property included in the sale:	14. Check one or more of these conditions as applicable to transfer: <input type="checkbox"/> Sale Between Relatives or Former Relatives <input type="checkbox"/> Sale Between Related Companies or Partners in Business <input checked="" type="checkbox"/> One of the Buyers is also a Seller <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below) <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below) <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates <input type="checkbox"/> Sale of Business is Included in Sale Price <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below) <input type="checkbox"/> None

<b>ASSESSMENT INFORMATION</b> - Data should reflect the latest Final Assessment Roll and Tax Bill	
15. Building Class: A-2 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s)) QUEENS 279 29	16. Total Assessed Value (on all parcels in transfer): 16243

<b>CERTIFICATION</b>	
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.	
BUYER Freddy Elming 119-12 220th ST AMHMA Heights NY 11411	BUYER'S ATTORNEY N/A SELLER Freddy Elming 9/26/06

2006102500366201

Affidavit of Compliance with Smoke Detector Requirement for One and Two-Family Dwellings

# **AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York

S.S.:

County of QUEENS

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

119-12 220 STREET

Street Address

Unit/Apt.

JULY 25

New York,

2779

29

(the "Premises");

Bore out

Block

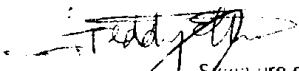
Lot

That the Premises is a one- or two-family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required and must be notarized).

FREDDY ELMINE

Name of Grantor (Type or Print)



Signature of Grantor

Sworn to before me  
this \_\_\_\_\_

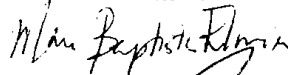
date of

September 10, 2006

**PATRICK J. SPENCER**  
Notary Public, State Of New York  
No. 01SP6093901  
Qualified In Nassau County  
Commission Expires June 9, 2007

MURIEL BAPTISTE-ELMINE

Name of Grantee (Type or Print)



Signature of Grantee

Sworn to before me  
this \_\_\_\_\_

date of

September 10, 2006

**PATRICK J. SPENCER**  
Notary Public, State Of New York  
No. 01SP6093901  
Qualified In Nassau County  
Commission Expires June 9, 2007

These statements are made with the knowledge that a willful false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**